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Planning Board Minutes

Thursday November 3, 2005

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Memorial Building
150 Concord Street, Public Hearing Room

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein, and
9 Andrea Carr-Evans. Carol Spack, Clerk arrived at 7:45. Also present: Jay Grande and MaryRuth
10 Reynolds.
11

12 **Meeting was called to order at 7:35 pm**
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14 **I. Approval of Minutes**

15 The Board reviewed the minutes for July 28, 2005.

16 *Ann Welles moved to accept minutes of July 28, 2005 with edits made at the Public*
17 *Hearing when these were discussed and they were also compared to the tapes.*

18 *Minor changes were made and incorporated. Andrea Carr-Evans seconded the*
19 *motion. The vote was 4 in favor 0 opposed and 1 absent (Carol Spack).*

20 The Board reviewed the minutes for August 25, 2005.

21 *Ann Welles moved to accept minutes of August 25, 2005 with edits made at the*
22 *Public Hearing when these were discussed and they were also compared to the*
23 *tapes. Minor changes were made and incorporated. Sue Bernstein seconded the*
24 *motion. The vote was 4 in favor 0 opposed and 1 absent (Carol Spack).*
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26 **II. Public Hearing for Special Permit for Erosion Control and Public Way Access**
27 **Permit for 54 Swift Road**

28 In attendance were applicant Kelly Leone, Chris Torti and Paul Truax. Paul briefed
29 the Board on the history of the site, noting that even though the road was accepted by
30 town meeting back in the 1950's it was never completed. He stated that Chris Torti,
31 current owner of the property, is going to finish the roadway bringing in water and
32 sewer which will bring it up to town standards. The lot located at 54 Swift Road has a
33 greater than 15% slope and is now before the Board for review. Jay gave the Board a

1 brief report on the staff review meeting. He noted that there were no noted concerns
2 with respect to the erosion plan, but that the slope of the driveway and height of the
3 foundation were items of concern with the Engineering Department. The applicant
4 has responded to the concerns and made the suggested adjustments, but Jay felt that
5 the Board should have a letter from engineering confirming agreement with the
6 changes. The Board reviewed the plan presented and had some concerns: the need for
7 a gravel apron along the road, a 24 hour contact number, seeding needs to be covered
8 with straw or batting system, fencing along the retaining wall side at the maximum
9 height for safety reasons, possible temporary retaining wall to protect the abutters, a
10 bond for the final grading. Residents were generally concerned with the water
11 drainage, erosion of the hillside and construction noises.

12 *This hearing was continued to November 10, 2005 at 10:00 pm*

13 *(Ann Welles moved to allow 3 hearing on November 10, 2005. Carol Spack*
14 *seconded the motion. The vote was 5 in favor and 0 opposed)*

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16 **III. Discussion, Rezoning Old Connecticut Path, Site Plan Review Amendment**

17 The Board had a discussion regarding the addition of a meeting on November 22,
18 2005, so that the hearing for the zoning amendment can be held. The Board agreed to
19 schedule a meeting on November 22, 2005, at 7:45.

20 The Board also agreed to publish another notice in regards to the previous site plan
21 review trigger article and also have a hearing on the same night.

22 *Sue Bernstein moved to sponsor an article relative to Section 4.I.2.c with the*
23 *modifications that were made to it at the August Town Meeting, to be re-noticed*
24 *and to be reconsidered by town meeting relating to the triggers for site plan review.*
25 *Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed. Sue*
26 *Bernstein moved to schedule two hearings on November 22, 2005, one for the*
27 *petition for the rezoning on OCP and one for the modification for site plan review.*
28 *Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.*

29
30 **IV. Continued Public Hearing for Special Permit for Reduction in the Required**
31 **Number of Parking Spaces, Site Plan Review Approval and Public Way Access**

1 **Permit, ACS Development Corporation, 741 -745 Concord Street**

2 In attendance were Aaron Cohen, Anthony Simboli, Dave Fisher and Richard Casali.
3 The applicant presented the revised redesigned site plans. Dave Fisher presented the
4 existing conditions of the site, noting the landscaping, curb cuts and parking areas. He
5 stated that they have tried to consolidate the two sites and improve the traffic flow.
6 He described the proposed site, noting the changes to a one way entrance off Rt 9
7 with the exit being at the back of the site onto Aberdeen Road. The site as designed
8 has 37 parking spaces. The Board reviewed the plans and noted the following
9 concerns; the landscaping plan needs more detail, the use of sugar maples, the space
10 for the dumpster, the possibility of fencing between the abutting properties, provide a
11 rendition of the signage and it's positioning and a lighting plan. The applicant is
12 asking for the following waivers; for relief from parking; set backs and green space
13 requirements. This project needs to be re advertised due to the fact that the project has
14 been joined and shifted to the front parcel located at 328 Worcester Road. The Board
15 may decide to have a 593 consultant for the landscaping. *This hearing was continued*
16 *to December 8, 2005 at 7:45.*

17 **V. ANR Plan Review, 99 Parmenter Road**

18 In attendance was Bob Drake and Faith Easter. Jay noted that scenic road
19 modification was approved to allow a driveway opening on the proposed new lot and
20 now that this is complete the applicant can go forward with the ANR portion of this
21 project. The taxes have been paid and the town engineer has recommended endorsing
22 this plan. *Carol Spack moved that the Framingham Planning Board endorse the*
23 *application for ANR for 99 Parmenter Road in Framingham Massachusetts as*
24 *shown on the plan dated June 6, 2005. Ann Welles seconded the motion. The vote*
25 *was 5 in favor and 0 opposed.*
26 *(Ann Welles moved that the Planning Board suspend its rules and allow the start of*
27 *a public hearing after 10:00 pm. Carol Spack seconded the motion. The vote was 5*
28 *in favor and 0 opposed.)*

29 **VI. Continued Public Hearing for Site Plan Review Approval and Public Way**
30 **Access Permit, 49, 51 and 55 New York Avenue, Genzyme Corporation**

31 In attendance were Peter Barbieri, Stan Rotkiewicz, Mike Hall and Kate Thompson.

1 Jay noted the documents related to this hearing; 1009-05 PE&D, 1004-05 Peter
2 Barbieri, 1003-05 Peter Barbieri, 993-05,957-05,989-05,997-05,960-05,998-05 and
3 972-05. Peter stated that they had submitted a revised plan that he felt addressed the
4 site issues and that the Board will be receiving a letter stating that. He briefly
5 reviewed that revised plan with its changes. Frank Stewart stated that he had received
6 the plan in October and noted that all landscaping comments had been addressed.
7 Heather Monticup reviewed the traffic report. She stated that since that last meeting
8 they had received lots of updated information, which addressed their concerns with
9 site distance, traffic accidents, historical growth rate, trip generation estimates, and
10 operating conditions. The only outstanding information still not received is the local
11 accident data from the Police Department; however they have no problems with any
12 of the other information. She also reviewed the mitigation package and stated that
13 they are in agreement with cost estimates. Heather briefly ran through their
14 recommendations for mitigation. Jay stated that the Board still needs to receive some
15 final department letters, but should start working on a draft decision. The board also
16 needs to receive a final mitigation matrix, full set of landscaping plans, full set of
17 garage elevations, and a draft decision. Peter Barbieri stated that they have submitted
18 building plans for the utility building and would like permission to go forward with
19 the steel construction of that building. Jay felt that the applicant has plenty of parking
20 and feels as long as it's not the office building the Board will have control over the
21 occupancy and so forth. *Ann Welles moved that Planning Board authorize Jay to*
22 *sign off on the building permit for Central Utility Building as depicted on the plan*
23 *before us. Sue Bernstein seconded. The vote was 4 in favor, 0 opposed and 1*
24 *abstention (Carol Spack). This hearing was continued to December 1, 2005 at 7:45.*
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26 **VII. Miscellaneous Administrative**

27 **a. NSTAR - 1834 Worcester Road,** Jim Davis updated the Board on the
28 progress of this project. He stated that they were 90% complete noting that they still
29 needed to make the Rt 90 & Tennessee Gas connections. He discussed some issues
30 that have extended the construction schedule and hopefully they will be finished
31 grading by the end of the month. The Board requested a written description of the

erosion measures that will be implemented over the winter to keep the site stable until spring as well as an updated tentative construction schedule.

(Ann Welles moved that the Planning Board suspend its rules and allow discussion past midnight. Sue Bernstein seconded the motion. The vote was 5 in favor and 0 opposed)

VIII. Member Prerogatives

a. Ann Welles wants to look into the landscaping around Tommy's Taxi, because there isn't any.

b. Andrea Carr-Evans is concerned that the CVS at Temple Street has cut their trees very high and it should be checked on.

c. Sue Bernstein feels that more time needs to be allotted per project on the agenda.

IX. Meeting Adjournment

Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote was 5 in favor and 0 opposed. The meeting adjourned at 12:30pm

Respectfully submitted,
Mary Reynolds
Recording Secretary

****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE PLANNING BOARD MEETING OF JANUARY 5, 2006.**

Thomas Mahoney, Chairman